047.0	0007	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	890,000 /	890,000
USE VALUE:	890,000 /	890,000
ASSESSED:	890,000 /	890,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD DANIEL J
Owner 2:	FITZGERALD KAREN M
Owner 3:	
Street 1:	125 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 2392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4660.000	486,900		403,100	890,000
Total Card	0.107	486,900		403,100	890,000
Total Parcel	0.107	486,900		403,100	890,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.07 | /Parcel: 372.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33779
GIS Ref	
GIS Ref	
Insp Date	12/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0007-0011.A

!4030!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	486,900	0	4,660.	403,100	890,000		Year end	12/23/2021
2021	101	FV	473,100	0	4,660.	403,100	876,200		Year End Roll	12/10/2020
2020	101	FV	473,200	0	4,660.	403,100	876,300	876,300	Year End Roll	12/18/2019
2019	101	FV	340,900	0	4,660.	428,200	769,100	769,100	Year End Roll	1/3/2019
2018	101	FV	340,900	0	4,660.	312,400	653,300	653,300	Year End Roll	12/20/2017
2017	101	FV	340,900	0	4,660.	272,100	613,000	613,000	Year End Roll	1/3/2017
2016	101	FV	340,900	0	4,660.	231,800	572,700	572,700	Year End	1/4/2016
2015	101	FV	327,300	0	4,660.	226,700	554,000	554,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:56:28

LAST REV

Date	Time
05/14/19	15:03:07
apro	

USER DEFINED

Prior Id # 1:	33779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4030

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES EFFIE LOU	26425-455		6/21/1996		192,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2009	443	Addition	83,024	C				12X14 2 STORY ADD

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	189	PATRIOT
3/9/2000	Measured	263	PATRIOT
8/20/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4660		Sq. Ft.	Site		0	80.	1.08	1			Med. Tr	-10					403,057						403,100	

Total AC/HA:	0.10698	Total SF/SM:	4660	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	403,057	Spl Credit		Total:	403,100

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.19095826
Const Adj.:	0.98990101
Adj $ / SQ:	165.050
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545899
Depreciation:	58957
Depreciated Total:	486942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

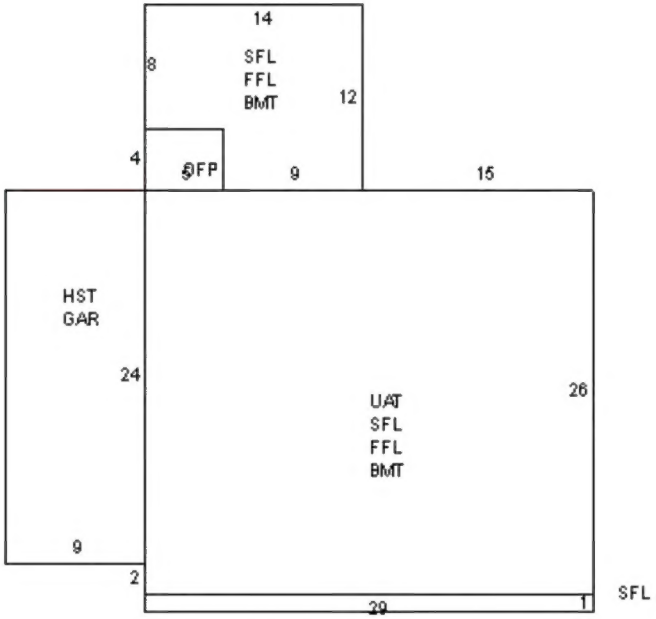
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.56
Special Features:	0	Val/Su Net:	148.99
Final Total:	486900	Val/Su SzAd	250.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	931	165.050	153,662
BMT	Basement	902	68.080	61,411
FFL	First Floor	902	165.050	148,875
GAR	Garage	216	26.310	5,682
UAT	Upper Attic	189	66.020	12,445
HST	Half Story	108	165.050	17,825
OFP	Open Porch	20	43.560	871
	Net Sketched Area:	3,268	Total:	400,771
Size Ad	1941	Gross Area	3941	FinArea 2392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0007-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: